

Mill Creek Summer Home Owners Association
Board Meeting
September 8, 2022, 5 PM
Mark Black's House
14640 Paynes Creek Rd., Red Bluff, CA 96080
530-200-0765
Also available via zoom
(Zoom link posted on MCSHOA web page)

1. Call to Order – 5:01 pm

Quorum Present: Black, Carpenter, O'Sullivan, Kolakowski, Steadman, Karle, Loker

2. Additional Agenda Items: none

3. Guests Present: Craig Faniani

4. Approval of Minutes of August 4, 2022 Meeting Steadman moved, Carpenter second Unanimously carried.

5. Treasurers Report; Mark O'Sullivan

Discussion focused on Common Land clean-up carry over from 21-22 budget. Will be expended in finishing work begun last year, but still pending. There was a review of cabin owners in arrears on annual assessments and 21-22 special assessment. Mark O'Sullivan will contact cabin owners in this situation and encourage them to pay their fees including late fees and accumulating interest payments.

Sandi Kolakowski will work with Mark Black and Mark O'Sullivan in review of finances and financial accounting systems.

Old Business:

1. Proposed CC&R and Bylaw comments –

Board discussed recent comments on the proposed CC&Rs and By Laws, currently the subject of a mail-in secret ballot. Mark has mailed out four sets of By Laws and CC&Rs to cabin owners who had not received them. Mark, Bill and others have responded to email comments and comments posted on the Mill Creek Summer Homeowners website, questioning and /or objecting to specific elements in the documents. The community has a history of absenteeism in voting, so Bill Loker will send out an email reminder to all to vote. And Mark Black will send out a postcard reminder to vote. Both will carry the Board's unanimous sentiment to vote "yes."

If the required number of votes is not received the voting period can be continued until sufficient numbers have voted.

2. Green Waste Container Rental for wood chips

- Kathy Carpenter

Kathy looked into renting a 20-yard green waste container for cabin owners to use to dispose of chipped material from the Tinder Smart program and other debris. After some discussion it was decided to look into this facility for the Spring when cabin owners are more actively engaged in lot cleanup.

3. Common Land Cleanup report - Mark Black

Mark reported that he had scouted common areas and identified three priority areas for clean-up this year:

- Lot D, south of Hwy 172
- Lot B north of Hwy 172 adjacent to cabins 32-36
- Lot B in the Upper Ash area, near the Ash water tanks.

Mark has discussed the costs of cleaning up these areas with R and S Lot clean-up. The Board recommended that Mark continue these discussions focused on these priority areas and try to negotiate a fair agreement with R and S. If additional funds are needed, Mark will come to the Board with a proposal.

4. Special Assessment payments update - Mark Black and Mark O'Sullivan (See Treasurers Report discussion.)

New Business: None

Additional Agenda Items: None

Meeting Adjourned: 6:30 pm

Respectfully submitted, Bill Loker, Secretary